



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

**TUESDAY, JUNE 22, 2004**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

### COMMISSIONERS

CHAIR CHARLES D. WESTON  
VICE-CHAIR RALPH LYLE  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER ROBERT ENGLES  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER JOSEPH H. MUELLER

**REGULAR MEETING - 7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** June 1, 2004 and June 8, 2004

**NEW BUSINESS:**

1. **DEVELOPMENT AGREEMENT AMENDMENT, DAA-03-13: MISSION VIEW-MISSION RANCH:** A request to amend an approved development agreement for phases 7, 8, & 9 of the Mission Ranch project located on the southeast corner of the intersection of Mission View Dr. and Cochrane Rd., west of Peet Rd. The proposed amendment would incorporate the additional development allotments award through the Residential Development Control System. (APNs 728-32-002, 003 & 728-33-001)

**Recommendation:** Open Public Hearing/Continue to July 27, 2004.

2. **ZONING AMENDMENT, ZA-04-02: COCHRANE-ASSISTED LIVING CENTER** A request to amend the precise development for the De Paul hospital site located on the south side of Cochrane Rd. between Mission View Dr. and St. Louise Dr. The amendment request is to include two additional parcels within the hospital precise development plan and to designate additional uses within the development plan to allow for a 6050 sq. ft. child care facility, a 70 unit congregate care facility, a 94 unit assisted living facility and a 13,560 sq. ft. commercial office use. (APN's 728-031-005, 006, 012 & 013)

**Recommendation:** Open Public Hearing/Recommend by minute action City Council approval of Mitigated Negative Declaration/Adopt Resolution No. 04-66, with recommendation to forward request to the City Council for approval.

**OTHER BUSINESS:**

3. **SUMMER MEETING SCHEDULE:**

**Recommendation:** Discussion/Commission discretion

**TENTATIVE UPCOMING AGENDA ITEM FOR THE JULY 13, 2004 MEETING:**

## PLANNING COMMISSION AGENDA

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- ZA-04-04: City of Morgan Hill-CCR Text Amendment
- ZA-04-07: Digital –Venture Professional Center
- EOT-04-03 (VAR-03-01): Monterey-Moreno
- GPA-04-06: City of Morgan Hill-General Plan Text Amendment for Measure C
- Street Standards

### ANNOUNCEMENTS:

### CITY COUNCIL REPORTS

### ADJOURNMENT

#### SPEAKER CARD

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

#### *NOTICE*

#### *AMERICANS WITH DISABILITY ACT (ADA)*

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

#### *NOTICE*

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

#### *NOTICE*

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

**PLANNING COMMISSION AGENDA**

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